HOUSING MARKET INFORMATION

HOUSING NOW
Montréal CMA

CANADA MORTGAGE AND HOUSING CORPORATION

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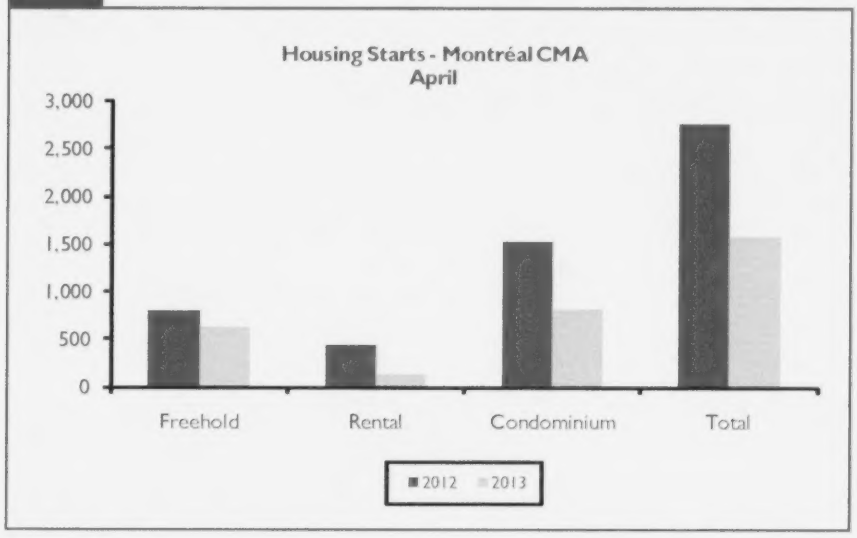
Montréal metropolitan area housing starts in April 2013

According to the results of the latest starts survey conducted by Canada Mortgage and Housing Corporation (CMHC), 1,588 dwellings were started in the Montréal census metropolitan area (CMA) in April 2013, compared to 2,773 during the same month in 2012.

The slowdown in starts observed in the Montréal CMA is due to modest economic growth and softer conditions on the resale market. The slowdown in housing starts was observed for homeowner housing (-22 per cent), condominiums (-46 per cent) and rental dwellings[1] (-69 per cent).

Figure 1



Source: CMHC

[1] In this report, the data presented on the rental segment exclude co-operative housing starts.

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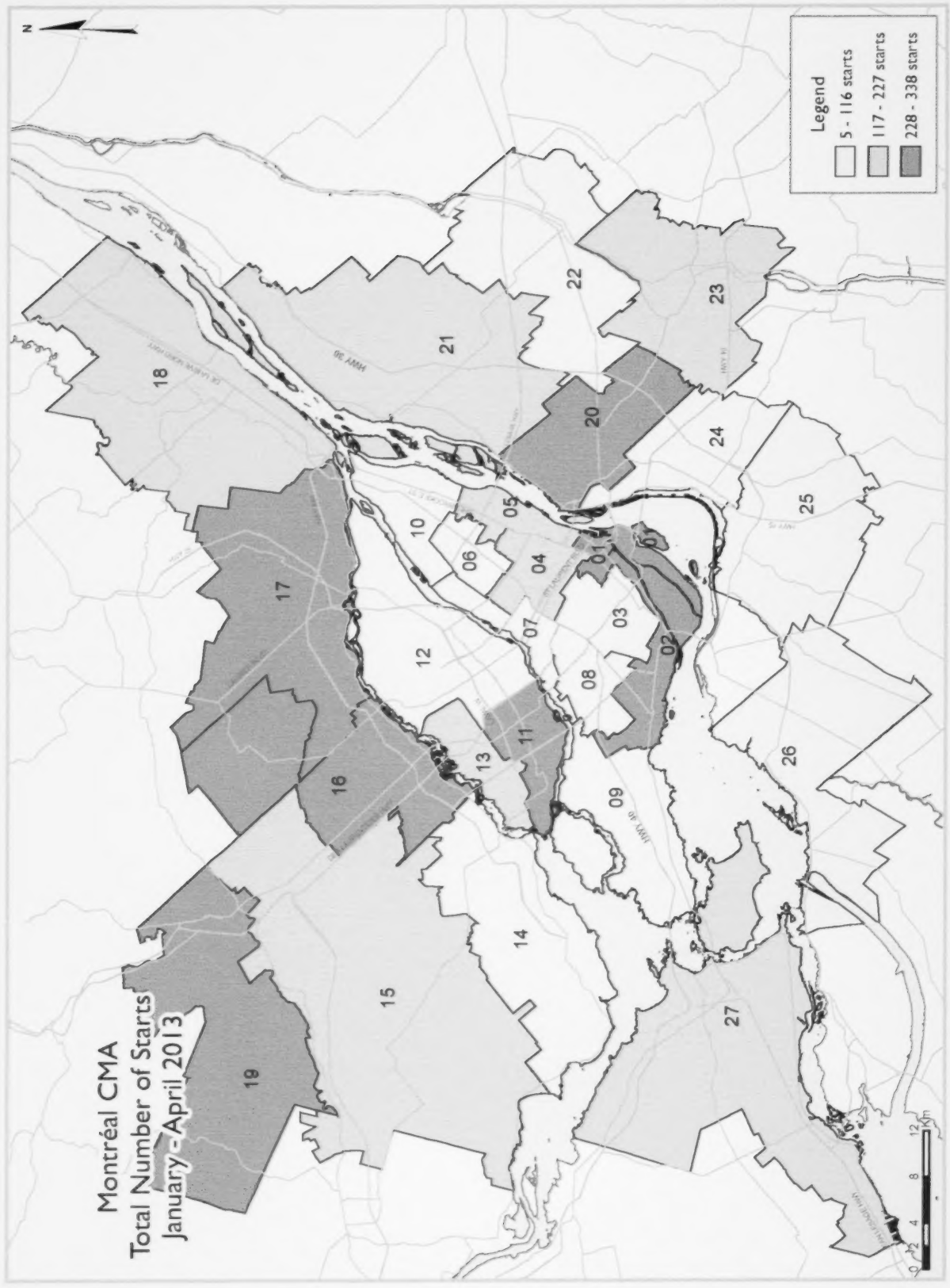
In the different geographic sectors of the CMA, the results revealed that, in April, housing starts fell on the Island of Montréal (-47 per cent), on the North Shore (-27 per cent), on the South Shore (-52 per cent) and in Laval (-42 per cent). Only the Vaudreuil-Soulanges sector registered an increase (+26 per cent).

Job market[2]

In April 2013, the number of jobs fell (-0.3 per cent) in the Montréal CMA, for a second straight month. The unemployment rate, for its part, increased once again, rising from 7.8 per cent in March 2013 to 8.0 per cent the following month. The declines in employment in the CMA in March and April followed six consecutive monthly gains.

[2] All numbers quoted are seasonally adjusted unless stated otherwise.


Montréal CMA
Total Number of Starts
January - April 2013
Legend
5 - 116 starts
117 - 227 starts
228 - 338 starts
N
0
2
4
8
12
Km

ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	Downtown Montréal (bordered on the east by Amherst Street, on the west by Guy Street and on the north by Chemin Remembrance and Des Pins Avenue), Île-des-Soeurs.
Zone 2	Dorval, L'Île-Dorval, Montréal (Lachine, LaSalle, Le Sud-Ouest, Verdun).
Zone 3	Côte-Saint-Luc, Hampstead, Montréal (Côte-des-Neiges, Notre-Dame-de-Grâce, Outremont), Montréal-Ouest, Mont-Royal, Westmount.
Zone 4	Montréal (Parc-Extension, Plateau Mont-Royal, Rosemont (including La Petite-Patrie), Saint-Michel, Villeray).
Zone 5	Montréal (Mercier, Hochelaga-Maisonneuve, Centre-Sud).
Zone 6	Montréal (Anjou, Saint-Léonard).
Zone 7	Montréal (Ahuntsic, Cartierville, Montréal-Nord).
Zone 8	Montréal (Saint-Laurent).
Zone 9	Beaconsfield, Baie-d'Urfé, Dollard-des-Ormeaux, Kirkland, Pointe-Claire, Sainte-Anne-de-Bellevue, Senneville, Montréal (L'Île-Bizard, Pierrefonds, Roxboro, Sainte-Geneviève).
Zone 10	Montréal-Est, Montréal (Pointe-aux-Trembles, Rivière-des-Prairies).
Zone 11	Laval (Chomedey, Sainte-Dorothée, Laval-sur-le-Lac).
Zone 12	Laval (Auteuil, Duvernay, Laval-des-Rapides, Pont-Viau, Saint-François, Saint-Vincent-de-Paul, Vimont).
Zone 13	Laval (Fabreville, Laval-Ouest, Sainte-Rose).
Zone 14	MRC Deux-Montagnes (Deux-Montagnes, Oka, Pointe-Calumet, Saint-Eustache, Saint-Joseph-du-Lac, Sainte-Marthe-sur-le-Lac).
Zone 15	Mirabel, Saint-Placide
Zone 16	MRC Thérèse-de-Blainville (Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse).
Zone 17	MRC Les Moulins (Terrebonne, Mascouche).
Zone 18	Charlemagne, Lavaltrie, L'Assomption, Repentigny, Saint-Sulpice, L'Épiphanie
Zone 19	Gore, Saint-Colomban, Saint-Jérôme.
Zone 20	Longueuil.
Zone 21	Boucherville, Saint-Amable, Sainte-Julie, Varennes, Verchères
Zone 22	Beloeil, McMasterville, Mont-Saint-Hilaire, Otterburn Park, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Saint-Mathieu-de-Beloeil.
Zone 23	Carignan, Chambly, Richelieu, Saint-Mathias-sur-Richelieu.
Zone 24	Brossard, La Prairie, Saint-Lambert.
Zone 25	Candiac, Delson, Saint-Constant, Saint-Mathieu, Saint-Philippe, Sainte-Catherine.
Zone 26	Beauharnois, Châteauguay, Léry, Mercier, Saint-Isidore.
Zone 27	Hudson, Les Cèdres, L'Île-Cadieux, L'Île-Perrot, Notre-Dame-de-L'Île-Perrot, Pincourt, Pointe-des-Cascades, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Vaudreuil-sur-le-Lac, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M

HOUSING NOW REPORT TABLES

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2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
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1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
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4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Montréal CMA
April 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2013	362	132	132	0	12	813	0	137	1,588
April 2012	518	132	154	0	0	1,533	0	413	2,773
% Change	-30.1	0.0	-14.3	n/a	n/a	-47.0	n/a	-66.8	-42.7
Year-to-date 2013	869	205	268	0	12	2,472	0	459	4,285
Year-to-date 2012	1,258	324	428	1	5	3,550	0	587	6,176
% Change	-30.9	-36.7	-37.4	-100.0	140.0	-30.4	n/a	-21.8	-30.6
UNDER CONSTRUCTION									
April 2013	1,602	501	766	0	72	13,014	0	2,253	18,570
April 2012	1,947	548	827	0	34	13,304	0	1,968	19,094
% Change	-17.7	-8.6	-7.4	n/a	111.8	-2.2	n/a	14.5	-2.7
COMPLETIONS									
April 2013	217	38	67	0	0	649	0	72	1,043
April 2012	319	76	86	0	3	607	0	136	1,227
% Change	-32.0	-50.0	-22.1	n/a	-100.0	6.9	n/a	-47.1	-15.0
Year-to-date 2013	949	174	237	0	37	2,594	0	259	4,317
Year-to-date 2012	1,181	266	301	0	23	2,162	0	578	4,678
% Change	-19.6	-34.6	-21.3	n/a	60.9	20.0	n/a	-55.2	-7.7
COMPLETED & NOT ABSORBED									
April 2013	435	150	139	0	32	1,846	n/a	n/a	2,602
April 2012	430	218	226	0	43	1,653	n/a	n/a	2,570
% Change	1.2	-31.2	-38.5	n/a	-25.6	11.7	n/a	n/a	1.2
ABSORBED									
April 2013	226	45	64	0	5	566	n/a	n/a	906
April 2012	345	81	95	0	4	609	n/a	n/a	1,134
% Change	-34.5	-44.4	-32.6	n/a	25.0	-7.1	n/a	n/a	-20.1
Year-to-date 2013	874	178	236	0	41	2,514	n/a	n/a	3,843
Year-to-date 2012	1,213	274	311	0	24	2,176	n/a	n/a	3,998
% Change	-27.9	-35.0	-24.1	n/a	70.8	15.5	n/a	n/a	-3.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Île de Montréal									
April 2013	6	18	34	0	0	322	0	4	384
April 2012	22	16	20	0	0	645	0	0	726
Laval									
April 2013	25	10	23	0	0	30	0	45	133
April 2012	49	8	42	0	0	129	0	3	231
Rive-Nord									
April 2013	160	30	0	0	8	131	0	44	373
April 2012	204	28	38	0	0	211	0	33	514
Rive-Sud									
April 2013	144	68	71	0	4	268	0	30	585
April 2012	196	74	37	0	0	528	0	377	1,212
Vaudreuil-Soulanges									
April 2013	27	6	4	0	0	62	0	14	113
April 2012	47	6	17	0	0	20	0	0	90
Montréal CMA									
April 2013	362	132	132	0	12	813	0	137	1,588
April 2012	518	132	154	0	0	1,533	0	413	2,773
UNDER CONSTRUCTION									
Île de Montréal									
April 2013	139	102	226	0	28	7,724	0	783	9,364
April 2012	171	126	231	0	0	7,882	0	504	9,339
Laval									
April 2013	133	54	101	0	0	1,567	0	153	2,008
April 2012	249	36	115	0	12	1,430	0	424	2,266
Rive-Nord									
April 2013	744	100	173	0	8	1,476	0	455	2,956
April 2012	804	130	239	0	0	1,218	0	341	2,773
Rive-Sud									
April 2013	423	198	133	0	28	2,024	0	780	3,586
April 2012	547	204	129	0	22	2,483	0	691	4,076
Vaudreuil-Soulanges									
April 2013	163	47	133	0	8	223	0	82	656
April 2012	176	52	113	0	0	291	0	8	640
Montréal CMA									
April 2013	1,602	501	766	0	72	13,014	0	2,253	18,570
April 2012	1,947	548	827	0	34	13,304	0	1,968	19,094

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Île de Montréal									
April 2013	5	8	23	0	0	390	0	0	426
April 2012	19	12	26	0	0	142	0	38	237
Laval									
April 2013	14	10	20	0	0	36	0	3	83
April 2012	38	0	0	0	0	147	0	15	200
Rive-Nord									
April 2013	100	2	14	0	0	146	0	51	313
April 2012	118	14	33	0	0	88	0	36	289
Rive-Sud									
April 2013	83	14	2	0	0	77	0	18	194
April 2012	122	38	7	0	3	160	0	47	377
Vaudreuil-Soulanges									
April 2013	15	4	8	0	0	0	0	0	27
April 2012	22	12	20	0	0	70	0	0	124
Montréal CMA									
April 2013	217	38	67	0	0	649	0	72	1,043
April 2012	319	76	86	0	3	607	0	136	1,227
COMPLETED & NOT ABSORBED									
Île de Montréal									
April 2013	21	15	14	0	4	655	n/a	n/a	709
April 2012	23	13	58	0	6	494	n/a	n/a	594
Laval									
April 2013	27	25	27	0	0	316	n/a	n/a	395
April 2012	43	18	34	0	0	242	n/a	n/a	337
Rive-Nord									
April 2013	194	26	45	0	0	280	n/a	n/a	545
April 2012	189	41	71	0	2	427	n/a	n/a	730
Rive-Sud									
April 2013	150	74	24	0	27	502	n/a	n/a	777
April 2012	137	139	32	0	27	475	n/a	n/a	810
Vaudreuil-Soulanges									
April 2013	43	10	29	0	1	93	n/a	n/a	176
April 2012	38	7	31	0	8	15	n/a	n/a	99
Montréal CMA									
April 2013	435	150	139	0	32	1,846	n/a	n/a	2,602
April 2012	430	218	226	0	43	1,653	n/a	n/a	2,570

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
April 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Île de Montréal									
April 2013	5	4	21	0	1	298	n/a	n/a	329
April 2012	18	12	24	0	0	136	n/a	n/a	190
Laval									
April 2013	18	7	15	0	0	61	n/a	n/a	101
April 2012	44	0	9	0	0	149	n/a	n/a	202
Rive-Nord									
April 2013	94	5	15	0	0	117	n/a	n/a	231
April 2012	135	15	37	0	0	130	n/a	n/a	317
Rive-Sud									
April 2013	85	23	8	0	4	87	n/a	n/a	207
April 2012	122	44	12	0	4	133	n/a	n/a	315
Vaudreuil-Soulanges									
April 2013	24	6	5	0	0	3	n/a	n/a	38
April 2012	26	10	13	0	0	61	n/a	n/a	110
Montréal CMA									
April 2013	226	45	64	0	5	566	n/a	n/a	906
April 2012	345	81	95	0	4	609	n/a	n/a	1,134

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	% Change
Zone 1	0	0	0	0	0	0	0	314	0	314	-100.0
Zone 2	0	0	0	0	0	18	91	32	91	50	82.0
Zone 3	1	0	0	0	0	0	0	7	1	7	-85.7
Zone 4	0	0	0	0	0	0	125	89	125	89	40.4
Zone 5	0	0	0	8	0	0	131	121	131	129	1.6
Zone 6	1	1	0	2	0	0	0	0	1	3	-66.7
Zone 7	0	1	0	2	0	0	0	4	0	7	-100.0
Zone 8	0	2	0	0	13	0	0	0	13	2	**
Zone 9	2	11	16	4	0	0	0	91	18	106	-83.0
Zone 10	2	7	2	0	0	0	0	12	4	19	-78.9
Zone 11	9	21	0	2	17	0	24	48	50	71	-29.6
Zone 12	9	14	4	6	0	40	33	63	46	123	-62.6
Zone 13	7	14	6	0	6	0	18	23	37	37	0.0
Zone 14	18	6	4	10	0	0	12	6	34	22	54.5
Zone 15	44	46	2	2	0	0	32	76	78	124	-37.1
Zone 16	14	15	8	2	6	0	57	24	85	41	107.3
Zone 17	23	36	0	4	0	0	42	103	65	143	-54.5
Zone 18	35	54	12	4	0	0	17	42	64	100	-36.0
Zone 19	26	47	6	6	0	4	15	27	47	84	-44.0
Zone 20	22	40	8	8	0	0	115	251	145	299	-51.5
Zone 21	8	11	10	24	0	7	31	60	49	102	-52.0
Zone 22	22	23	0	2	22	0	46	181	90	206	-56.3
Zone 23	37	50	22	6	0	0	49	11	108	67	61.2
Zone 24	14	16	6	2	18	0	34	377	72	395	-81.8
Zone 25	20	24	6	10	6	30	17	12	49	76	-35.5
Zone 26	21	32	16	22	13	0	22	13	72	67	7.5
Zone 27	27	47	6	6	4	17	76	20	113	90	25.6
Montréal CMA	362	518	134	132	105	116	987	2,007	1,588	2,773	-42.7

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Zone 1	0	0	0	0	20	0	285	645	305	645	-52.7
Zone 2	1	3	0	6	0	42	284	210	285	261	9.2
Zone 3	4	2	0	2	16	14	11	68	31	86	-64.0
Zone 4	1	1	2	2	0	0	214	268	217	271	-19.9
Zone 5	0	0	0	14	0	0	188	241	188	255	-26.3
Zone 6	3	2	2	6	0	4	0	0	5	12	-58.3
Zone 7	0	2	0	4	0	0	16	20	16	26	-38.5
Zone 8	4	4	0	0	27	10	63	24	94	38	147.4
Zone 9	13	24	16	16	0	21	63	124	92	185	-50.3
Zone 10	6	12	4	12	0	0	67	87	77	111	-30.6
Zone 11	27	68	4	2	24	7	186	82	241	159	51.6
Zone 12	16	32	8	12	9	40	64	83	97	167	-41.9
Zone 13	20	37	20	4	6	9	99	30	145	80	81.3
Zone 14	53	63	8	24	0	3	21	36	82	126	-34.9
Zone 15	126	117	2	6	8	12	74	208	210	343	-38.8
Zone 16	44	56	14	6	26	0	204	82	288	144	100.0
Zone 17	68	121	2	22	9	12	183	240	262	395	-33.7
Zone 18	93	148	16	14	5	0	26	108	140	270	-48.1
Zone 19	92	103	10	18	6	10	145	35	253	166	52.4
Zone 20	33	53	10	10	0	0	295	459	338	522	-35.2
Zone 21	24	33	18	26	0	7	115	106	157	172	-8.7
Zone 22	41	49	0	10	22	9	52	216	115	284	-59.5
Zone 23	54	74	26	8	0	0	57	129	137	211	-35.1
Zone 24	20	49	8	4	18	0	34	518	80	571	-86.0
Zone 25	34	46	6	26	6	40	66	101	112	213	-47.4
Zone 26	29	63	18	36	13	0	56	40	116	139	-16.5
Zone 27	63	97	13	34	20	87	106	106	202	324	-37.7
Montréal CMA	869	1,259	207	324	235	327	2,974	4,266	4,285	6,176	-30.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market April 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012
Zone 1	0	0	0	0	0	314	0	0
Zone 2	0	18	0	0	87	32	4	0
Zone 3	0	0	0	0	0	7	0	0
Zone 4	0	0	0	0	125	66	0	0
Zone 5	0	0	0	0	131	121	0	0
Zone 6	0	0	0	0	0	0	0	0
Zone 7	0	0	0	0	0	4	0	0
Zone 8	13	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	91	0	0
Zone 10	0	0	0	0	0	12	0	0
Zone 11	17	0	0	0	24	45	0	3
Zone 12	0	40	0	0	0	63	33	0
Zone 13	6	0	0	0	6	23	12	0
Zone 14	0	0	0	0	12	6	0	0
Zone 15	0	0	0	0	3	55	29	21
Zone 16	6	0	0	0	54	24	3	0
Zone 17	0	0	0	0	39	97	3	6
Zone 18	0	0	0	0	11	42	6	0
Zone 19	0	4	0	0	12	21	3	6
Zone 20	0	0	0	0	95	248	20	3
Zone 21	0	7	0	0	30	60	1	0
Zone 22	22	0	0	0	46	178	0	3
Zone 23	0	0	0	0	49	0	0	11
Zone 24	18	0	0	0	34	27	0	350
Zone 25	6	30	0	0	16	6	1	6
Zone 26	13	0	0	0	14	9	8	4
Zone 27	4	17	0	0	62	20	14	0
Montréal CMA	105	116	0	0	850	1,571	137	413

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Zone 1	20	0	0	0	285	645	0	0
Zone 2	0	42	0	0	169	210	115	0
Zone 3	16	14	0	0	11	68	0	0
Zone 4	0	0	0	0	214	245	0	0
Zone 5	0	0	0	0	188	241	0	0
Zone 6	0	4	0	0	0	0	0	0
Zone 7	0	0	0	0	16	20	0	0
Zone 8	27	10	0	0	63	24	0	0
Zone 9	0	21	0	0	42	124	21	0
Zone 10	0	0	0	0	61	87	6	0
Zone 11	24	7	0	0	186	73	0	9
Zone 12	9	40	0	0	10	83	54	0
Zone 13	6	9	0	0	81	30	18	0
Zone 14	0	3	0	0	21	30	0	6
Zone 15	8	12	0	0	25	91	49	117
Zone 16	26	0	0	0	144	78	60	4
Zone 17	9	12	0	0	177	217	6	23
Zone 18	5	0	0	0	16	83	10	25
Zone 19	6	10	0	0	112	29	33	6
Zone 20	0	0	0	0	272	447	23	12
Zone 21	0	7	0	0	114	106	1	0
Zone 22	22	9	0	0	52	213	0	3
Zone 23	0	0	0	0	57	118	0	11
Zone 24	18	0	0	0	34	168	0	350
Zone 25	6	40	0	0	64	95	2	6
Zone 26	13	0	0	0	39	25	17	15
Zone 27	20	87	0	0	62	106	44	0
Montréal CMA	235	327	0	0	2,515	3,656	459	587

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market April 2013

Submarket	Freehold		Condominium		Rental		Total*	
	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012
Zone 1	0	0	0	314	0	0	0	314
Zone 2	0	20	87	30	4	0	91	50
Zone 3	1	0	0	7	0	0	1	7
Zone 4	0	0	125	66	0	0	125	89
Zone 5	21	8	110	121	0	0	131	129
Zone 6	1	3	0	0	0	0	1	3
Zone 7	0	3	0	4	0	0	0	7
Zone 8	13	2	0	0	0	0	13	2
Zone 9	18	15	0	91	0	0	18	106
Zone 10	4	7	0	12	0	0	4	19
Zone 11	26	25	24	43	0	3	50	71
Zone 12	13	60	0	63	33	0	46	123
Zone 13	19	14	6	23	12	0	37	37
Zone 14	22	16	12	6	0	0	34	22
Zone 15	46	68	3	35	29	21	78	124
Zone 16	20	23	62	18	3	0	85	41
Zone 17	23	42	39	95	3	6	65	143
Zone 18	47	58	11	42	6	0	64	100
Zone 19	32	63	12	15	3	6	47	84
Zone 20	30	48	95	248	20	3	145	299
Zone 21	18	42	30	60	1	0	49	102
Zone 22	40	25	50	178	0	3	90	206
Zone 23	59	56	49	0	0	11	108	67
Zone 24	54	18	18	27	0	350	72	395
Zone 25	32	64	16	6	1	6	49	76
Zone 26	50	54	14	9	8	4	72	67
Zone 27	37	70	62	20	14	0	113	90
Montréal CMA	626	804	825	1,533	137	413	1,588	2,773

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - April 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Zone 1	20	0	285	645	0	0	305	645
Zone 2	1	53	169	208	115	0	285	261
Zone 3	20	18	11	68	0	0	31	86
Zone 4	5	3	212	245	0	0	217	271
Zone 5	21	14	167	241	0	0	188	255
Zone 6	5	12	0	0	0	0	5	12
Zone 7	0	6	16	20	0	0	16	26
Zone 8	31	14	63	24	0	0	94	38
Zone 9	29	61	42	124	21	0	92	185
Zone 10	10	24	61	87	6	0	77	111
Zone 11	55	79	186	71	0	9	241	159
Zone 12	33	84	10	83	54	0	97	167
Zone 13	48	50	79	30	18	0	145	80
Zone 14	61	94	21	26	0	6	82	126
Zone 15	136	177	25	49	49	117	210	343
Zone 16	76	72	152	68	60	4	288	144
Zone 17	79	167	177	205	6	23	262	395
Zone 18	114	162	16	83	10	25	140	270
Zone 19	108	140	112	20	33	6	253	166
Zone 20	43	73	272	437	23	12	338	522
Zone 21	42	72	114	100	1	0	157	172
Zone 22	59	63	56	218	0	3	115	284
Zone 23	82	82	55	118	0	11	137	211
Zone 24	62	53	18	168	0	350	80	571
Zone 25	46	112	64	95	2	6	112	213
Zone 26	60	107	39	17	17	15	116	139
Zone 27	96	218	62	106	44	0	202	324
Montréal CMA	1,342	2,010	2,484	3,556	459	587	4,285	6,176

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	% Change
Zone 1	0	0	0	0	16	0	85	4	101	4	**
Zone 2	0	1	0	0	0	21	111	23	111	45	146.7
Zone 3	1	2	0	0	0	0	0	32	1	34	-97.1
Zone 4	0	1	0	0	0	0	11	98	11	99	-88.9
Zone 5	0	0	0	2	0	3	174	6	174	11	**
Zone 6	0	1	2	0	0	0	0	0	2	1	100.0
Zone 7	0	1	0	2	0	0	6	0	6	3	100.0
Zone 8	0	2	0	0	7	0	0	16	7	18	-61.1
Zone 9	3	6	2	2	0	0	0	0	5	8	-37.5
Zone 10	1	5	4	6	0	0	3	3	8	14	-42.9
Zone 11	6	14	0	0	6	0	28	146	40	160	-75.0
Zone 12	2	11	2	0	14	0	11	9	29	20	45.0
Zone 13	6	13	8	0	0	0	0	7	14	20	-30.0
Zone 14	10	9	2	0	3	0	13	0	28	9	**
Zone 15	24	20	0	8	6	3	14	22	44	53	-17.0
Zone 16	13	12	0	0	0	0	43	20	56	32	75.0
Zone 17	11	31	0	2	0	12	45	59	56	104	-46.2
Zone 18	17	28	0	2	0	0	26	6	43	36	19.4
Zone 19	25	18	0	2	0	0	61	35	86	55	56.4
Zone 20	14	30	0	4	0	0	22	72	36	106	-66.0
Zone 21	4	8	2	2	0	3	7	8	13	21	-38.1
Zone 22	12	10	0	8	0	0	16	16	28	34	-17.6
Zone 23	16	28	0	0	0	0	0	23	16	51	-68.6
Zone 24	12	16	2	10	0	0	44	47	58	73	-20.5
Zone 25	14	11	8	10	0	3	8	0	30	24	25.0
Zone 26	11	19	2	4	0	0	0	45	13	68	-80.9
Zone 27	15	22	4	12	8	20	0	70	27	124	-78.2
Montréal CMA	217	319	38	76	60	65	728	767	1,043	1,227	-15.0

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2013

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	% Change
Zone 1	0	2	0	0	16	0	255	108	271	110	146.4
Zone 2	1	6	2	4	3	24	498	359	504	393	28.2
Zone 3	3	4	2	0	0	0	71	69	76	73	4.1
Zone 4	3	1	0	0	0	0	160	336	163	337	-51.6
Zone 5	2	2	4	10	33	14	481	20	520	46	**
Zone 6	5	5	10	0	0	0	0	0	15	5	200.0
Zone 7	2	2	2	4	0	0	41	21	45	27	66.7
Zone 8	5	9	0	0	7	16	200	153	212	178	19.1
Zone 9	30	32	8	4	32	4	0	76	70	116	-39.7
Zone 10	7	14	12	22	0	0	18	11	37	47	-21.3
Zone 11	35	76	0	2	12	4	110	268	157	350	-55.1
Zone 12	26	39	16	12	23	19	85	56	150	126	19.0
Zone 13	24	37	12	14	6	8	7	18	49	77	-36.4
Zone 14	63	63	10	2	3	0	34	21	110	86	27.9
Zone 15	97	56	6	10	6	25	86	101	195	192	1.6
Zone 16	52	34	0	2	0	0	65	153	117	189	-38.1
Zone 17	42	106	4	4	9	18	131	248	186	376	-50.5
Zone 18	80	100	4	8	0	0	59	70	143	178	-19.7
Zone 19	141	92	4	6	12	5	118	112	275	215	27.9
Zone 20	36	67	2	12	0	0	146	257	184	336	-45.2
Zone 21	21	31	4	16	0	3	57	87	82	137	-40.1
Zone 22	38	44	2	10	7	0	36	58	83	112	-25.9
Zone 23	52	63	6	2	0	0	96	89	154	154	0.0
Zone 24	29	48	8	34	0	0	109	145	146	227	-35.7
Zone 25	32	43	18	38	22	32	13	9	85	122	-30.3
Zone 26	47	91	18	26	0	0	4	68	69	185	-62.7
Zone 27	76	114	20	24	16	48	107	98	219	284	-22.9
Montréal CMA	949	1,181	174	266	207	220	2,987	3,011	4,317	4,678	-7.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012
Zone 1	16	0	0	0	85	4	0	0
Zone 2	0	21	0	0	111	23	0	0
Zone 3	0	0	0	0	0	0	0	32
Zone 4	0	0	0	0	11	98	0	0
Zone 5	0	3	0	0	174	0	0	6
Zone 6	0	0	0	0	0	0	0	0
Zone 7	0	0	0	0	6	0	0	0
Zone 8	7	0	0	0	0	16	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	3	3	0	0
Zone 11	6	0	0	0	28	134	0	12
Zone 12	14	0	0	0	8	6	3	3
Zone 13	0	0	0	0	0	7	0	0
Zone 14	3	0	0	0	13	0	0	0
Zone 15	6	3	0	0	6	16	8	6
Zone 16	0	0	0	0	37	20	6	0
Zone 17	0	12	0	0	39	38	6	21
Zone 18	0	0	0	0	10	3	16	3
Zone 19	0	0	0	0	46	29	15	6
Zone 20	0	0	0	0	21	72	1	0
Zone 21	0	3	0	0	6	8	1	0
Zone 22	0	0	0	0	0	10	16	6
Zone 23	0	0	0	0	0	23	0	0
Zone 24	0	0	0	0	44	47	0	0
Zone 25	0	3	0	0	8	0	0	0
Zone 26	0	0	0	0	0	4	0	41
Zone 27	8	20	0	0	0	70	0	0
Montréal CMA	60	65	0	0	656	631	72	136

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2013

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Zone 1	16	0	0	0	255	102	0	6
Zone 2	3	24	0	0	431	261	0	7
Zone 3	0	0	0	0	71	37	0	32
Zone 4	0	0	0	0	150	330	10	6
Zone 5	33	14	0	0	389	14	92	6
Zone 6	0	0	0	0	0	0	0	0
Zone 7	0	0	0	0	41	21	0	0
Zone 8	7	16	0	0	200	150	0	3
Zone 9	32	4	0	0	0	76	0	0
Zone 10	0	0	0	0	15	11	3	0
Zone 11	12	4	0	0	110	134	0	58
Zone 12	23	19	0	0	76	53	9	3
Zone 13	6	8	0	0	7	7	0	11
Zone 14	3	0	0	0	28	21	6	0
Zone 15	6	25	0	0	60	59	26	42
Zone 16	0	0	0	0	55	67	10	86
Zone 17	9	18	0	0	123	180	8	68
Zone 18	0	0	0	0	30	58	29	12
Zone 19	12	5	0	0	82	75	36	37
Zone 20	0	0	0	0	142	201	4	56
Zone 21	0	3	0	0	56	87	1	0
Zone 22	7	0	0	0	20	40	16	18
Zone 23	0	0	0	0	96	29	0	60
Zone 24	0	0	0	0	109	129	0	16
Zone 25	22	32	0	0	13	6	0	3
Zone 26	0	0	0	0	4	20	0	48
Zone 27	16	48	0	0	98	98	9	0
Montréal CMA	207	220	0	0	2,661	2,266	259	578

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2013

Submarket	Freehold		Condominium		Rental		Total*	
	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012	April 2013	April 2012
Zone 1	16	0	85	4	0	0	101	4
Zone 2	0	24	111	21	0	0	111	45
Zone 3	1	2	0	0	0	32	1	34
Zone 4	0	1	11	98	0	0	11	99
Zone 5	0	5	174	0	0	6	174	11
Zone 6	2	1	0	0	0	0	2	1
Zone 7	0	3	6	0	0	0	6	3
Zone 8	7	2	0	16	0	0	7	18
Zone 9	5	8	0	0	0	0	5	8
Zone 10	5	11	3	3	0	0	8	14
Zone 11	12	14	28	134	0	12	40	160
Zone 12	18	11	8	6	3	3	29	20
Zone 13	14	13	0	7	0	0	14	20
Zone 14	15	9	13	0	0	0	28	9
Zone 15	30	41	6	6	8	6	44	53
Zone 16	13	18	37	14	6	0	56	32
Zone 17	13	45	37	38	6	21	56	104
Zone 18	17	30	10	3	16	3	43	36
Zone 19	28	22	43	27	15	6	86	55
Zone 20	14	34	21	72	1	0	36	106
Zone 21	6	12	6	9	1	0	13	21
Zone 22	12	18	0	10	16	6	28	34
Zone 23	16	30	0	21	0	0	16	51
Zone 24	14	26	44	47	0	0	58	73
Zone 25	24	24	6	0	0	0	30	24
Zone 26	13	23	0	4	0	41	13	68
Zone 27	27	54	0	70	0	0	27	124
Montréal CMA	322	481	649	610	72	136	1,043	1,227

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - April 2013

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012	YTD 2013	YTD 2012
Zone 1	16	2	255	102	0	6	271	110
Zone 2	8	36	429	259	0	7	504	393
Zone 3	5	4	71	37	0	32	76	73
Zone 4	3	3	150	328	10	6	163	337
Zone 5	9	26	419	14	92	6	520	46
Zone 6	15	5	0	0	0	0	15	5
Zone 7	4	6	41	21	0	0	45	27
Zone 8	12	25	200	150	0	3	212	178
Zone 9	70	36	0	80	0	0	70	116
Zone 10	19	36	15	11	3	0	37	47
Zone 11	47	82	110	134	0	58	157	350
Zone 12	65	70	76	53	9	3	150	126
Zone 13	42	59	7	7	0	11	49	77
Zone 14	82	65	22	21	6	0	110	86
Zone 15	137	129	32	21	26	42	195	192
Zone 16	58	60	49	43	10	86	117	189
Zone 17	63	134	115	174	8	68	186	376
Zone 18	84	108	30	58	29	12	143	178
Zone 19	170	121	69	57	36	37	275	215
Zone 20	38	81	142	199	4	56	184	336
Zone 21	25	53	56	84	1	0	82	137
Zone 22	40	58	27	36	16	18	83	112
Zone 23	60	67	94	27	0	60	154	154
Zone 24	37	82	109	129	0	16	146	227
Zone 25	74	113	11	6	0	3	85	122
Zone 26	65	117	4	20	0	48	69	185
Zone 27	112	170	98	114	9	0	219	284
Montréal CMA	1,360	1,748	2,631	2,185	259	578	4,317	4,678

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2013

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Island of Montréal													
April 2013	0	0.0	1	20.0	0	0.0	1	20.0	3	60.0	5	--	--
April 2012	0	0.0	0	0.0	3	42.9	2	28.6	2	28.6	7	--	--
Year-to-date 2013	0	0.0	1	2.5	8	20.0	7	17.5	24	60.0	40	530,000	665,877
Year-to-date 2012	0	0.0	0	0.0	9	22.0	6	14.6	26	63.4	41	600,000	654,385
Laval													
April 2013	0	0.0	2	14.3	2	14.3	2	14.3	8	57.1	14	537,553	606,358
April 2012	0	0.0	3	8.1	7	18.9	12	32.4	15	40.5	37	479,000	467,066
Year-to-date 2013	0	0.0	9	17.0	7	13.2	15	28.3	22	41.5	53	465,085	546,769
Year-to-date 2012	0	0.0	10	7.4	51	37.5	30	22.1	45	33.1	136	411,960	455,381
North Shore													
April 2013	1	1.3	27	35.1	34	44.2	11	14.3	4	5.2	77	319,524	334,951
April 2012	1	0.9	38	32.5	52	44.4	19	16.2	7	6.0	117	325,000	343,837
Year-to-date 2013	24	7.5	85	26.4	128	39.8	53	16.5	32	9.9	322	331,512	348,679
Year-to-date 2012	18	4.7	163	42.7	137	35.9	42	11.0	22	5.8	382	300,000	324,966
South Shore													
April 2013	1	1.4	7	10.0	26	37.1	21	30.0	15	21.4	70	404,000	425,789
April 2012	0	0.0	19	22.6	25	29.8	16	19.0	24	28.6	84	393,976	433,236
Year-to-date 2013	1	0.6	23	14.0	51	31.1	48	29.3	41	25.0	164	410,000	444,094
Year-to-date 2012	2	0.8	78	32.1	69	28.4	39	16.0	55	22.6	243	349,900	401,775
Vaudreuil-Soulanges													
April 2013	1	4.3	7	30.4	4	17.4	5	21.7	6	26.1	23	377,262	404,048
April 2012	0	0.0	3	13.0	10	43.5	4	17.4	6	26.1	23	391,312	444,341
Year-to-date 2013	3	4.3	22	31.9	12	17.4	10	14.5	22	31.9	69	375,000	424,294
Year-to-date 2012	1	1.2	19	23.5	26	32.1	12	14.8	23	28.4	81	372,883	439,283
Montréal CMA													
April 2013	3	1.6	44	23.3	66	34.9	40	21.2	36	19.0	189	374,969	402,104
April 2012	1	0.4	63	23.5	97	36.2	53	19.8	54	20.1	268	371,326	400,627
Year-to-date 2013	28	4.3	140	21.6	206	31.8	133	20.5	141	21.8	648	373,802	416,661
Year-to-date 2012	21	2.4	270	30.6	292	33.1	129	14.6	171	19.4	883	345,000	391,973

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
April 2013

Submarket	April 2013	April 2012	% Change	YTD 2013	YTD 2012	% Change
Zone 1	--	--	n/a	--	--	n/a
Zone 2	--	--	n/a	--	--	n/a
Zone 3	--	--	n/a	--	--	n/a
Zone 4	--	--	n/a	--	--	n/a
Zone 5	--	--	n/a	--	--	n/a
Zone 6	--	--	n/a	--	--	n/a
Zone 7	--	--	n/a	--	--	n/a
Zone 8	--	--	n/a	--	--	n/a
Zone 9	--	--	n/a	608,743	629,502	-3.3
Zone 10	--	--	n/a	--	464,239	n/a
Zone 11	--	504,738	n/a	644,994	494,655	30.4
Zone 12	--	--	n/a	511,829	412,789	24.0
Zone 13	--	464,089	n/a	429,756	417,285	3.0
Zone 14	--	376,791	n/a	350,069	323,159	8.3
Zone 15	309,461	337,417	-8.3	352,949	294,550	19.8
Zone 16	--	--	n/a	473,397	437,691	8.2
Zone 17	--	352,983	n/a	379,690	346,514	9.6
Zone 18	360,804	336,688	7.2	352,879	320,871	10.0
Zone 19	303,637	303,600	0.0	293,902	267,949	9.7
Zone 20	446,356	410,325	8.8	485,597	435,845	11.4
Zone 21	--	--	n/a	424,294	414,073	2.5
Zone 22	449,619	--	n/a	455,856	443,795	2.7
Zone 23	353,751	357,667	-1.1	371,511	335,367	10.8
Zone 24	--	594,200	n/a	641,980	555,064	15.7
Zone 25	418,367	--	n/a	444,048	450,152	-1.4
Zone 26	--	297,146	n/a	319,651	284,631	12.3
Zone 27	404,048	444,341	-9.1	424,294	439,283	-3.4
Montréal CMA	402,104	400,627	0.4	416,661	391,973	6.3

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Montreal

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Four Quarters[3] Average Price[2] ($)	Last Four Quarters[3] Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
Q1 2013	5,954	13,454	16,292	320,170	8.2	328,704	7.9
Q1 2012	7,198	14,362	15,949	316,786	6.6	321,845	7.2
% Change	-17.3	-6.3	2.2	1.1	n/a	2.1	n/a
YTD 2013	5,954	13,454	16,292	320,170	8.2	n/a	n/a
YTD 2012	7,198	14,362	15,949	316,786	6.6	n/a	n/a
% Change	-17.3	-6.3	2.2	1.1	n/a	n/a	n/a
CONDOMINIUMS*							
Q1 2013	3,090	8,626	11,906	254,448	11.6	265,768	10.7
Q1 2012	3,821	8,300	9,541	255,313	7.5	259,046	8.0
% Change	-19.1	3.9	24.8	-0.3	n/a	2.6	n/a
YTD 2013	3,090	8,626	11,906	254,448	11.6	n/a	n/a
YTD 2012	3,821	8,300	9,541	255,313	7.5	n/a	n/a
% Change	-19.1	3.9	24.8	-0.3	n/a	n/a	n/a
PLEX*							
Q1 2013	876	2,207	2,909	440,623	10.0	441,776	8.5
Q1 2012	1,141	2,307	2,682	425,271	7.1	421,317	7.2
% Change	-23.2	-4.3	8.5	3.6	n/a	4.9	n/a
YTD 2013	876	2,207	2,909	440,623	10.0	n/a	n/a
YTD 2012	1,141	2,307	2,682	425,271	7.1	n/a	n/a
% Change	-23.2	-4.3	8.5	3.6	n/a	n/a	n/a
TOTAL							
Q1 2013	9,927	24,311	31,164	324,482	9.4	328,778	8.8
Q1 2012	12,164	25,012	28,241	317,376	7.0	318,432	7.5
% Change	-18.4	-2.8	10.4	2.2	n/a	3.2	n/a
YTD 2013	9,927	24,311	31,164	324,482	9.4	n/a	n/a
YTD 2012	12,164	25,012	28,241	317,376	7.0	n/a	n/a
% Change	-18.4	-2.8	10.4	2.2	n/a	n/a	n/a

[1] Source: Centris® Statistics.
The Centris® system contains all the listings of Québec real estate brokers.
[2] Calculations: CMHC.
[3] Weighted average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend.
-- Data not available when there are fewer than 30 sales.
n/a Not applicable.
* Refer to Centris® for the definitions.
** Observed change greater than 100%.

Table 6: Economic Indicators
April 2013

		Interest Rates			NHPI, Total, Montréal CMA 2007=100	CPI, 2002 =100	Montréal Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2012	January	598	3.50	5.29	115.0	119.4	1,916	9.0	65.1	798
	February	595	3.20	5.24	115.1	120.0	1,917	9.3	65.2	795
	March	595	3.20	5.24	115.2	120.4	1,930	9.2	65.5	796
	April	607	3.20	5.44	115.2	120.9	1,950	9.1	66.1	798
	May	601	3.20	5.34	115.3	120.7	1,976	8.8	66.7	803
	June	595	3.20	5.24	115.4	120.2	1,985	8.7	66.9	802
	July	595	3.10	5.24	115.5	120.2	1,982	8.4	66.5	803
	August	595	3.10	5.24	115.6	120.5	1,980	8.3	66.3	808
	September	595	3.10	5.24	115.5	120.5	1,989	8.1	66.4	813
	October	595	3.10	5.24	116.0	120.9	1,998	8.1	66.6	814
	November	595	3.10	5.24	116.2	120.8	2,004	8.2	66.8	810
	December	595	3.00	5.24	116.2	120.1	2,017	7.9	67.0	806
2013	January	595	3.00	5.24	116.2	120.1	2,026	7.8	67.2	803
	February	595	3.00	5.24	116.4	121.7	2,031	7.6	67.1	803
	March	590	3.00	5.14	116.3	121.4	2,018	7.8	66.8	808
	April	590	3.00	5.14		121.4	2,011	8.0	66.6	809
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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